




TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design  
Review Procedures (Section 3.4 of the Zoning Bylaw)

- Docket No. \_\_\_\_\_
1. Property Address 434 MASSACHUSETTS AVE, Arlington  
Name of Record Owner(s) ARA K. Gechijian Phone 781-910-0822  
Address of Owner 432 MASS AVE., ARLINGTON, MA. (CAMERA)  
Street City, State, Zip STOP
2. Name of Applicant(s) (if different than above) ANDY LIAM  
Address 434 MASSACHUSETTS AVE Phone 781-267-5472  
Status Relative to Property (occupant, purchaser, etc.) \_\_\_\_\_
3. Location of Property 434 MASSACHUSETTS AVE.  
Assessor's Block Plan, Block, Lot No. \_\_\_\_\_
4. Deed recorded in the Registry of deeds, Book \_\_\_\_\_, Page \_\_\_\_\_;  
-or- registered in Land Registration Office, Cert. No. \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_.
5. Present Use of Property (include # of dwelling units, if any) Restaurant
6. Proposed Use of Property (include # of dwelling units, if any) RESTAURANT
7. Permit applied for in accordance with 3.4  
the following Zoning Bylaw section(s) 6.2  
section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that ANDY LIAM is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 434 MASSACHUSETTS AVENUE (TAI-PEI TOKYO) which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

  
Signature of Applicant(s)

434 MASSACHUSETTS AVE  
Address Arlington, Ma 02474

781-267-5472  
Phone

TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the  
Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

- N/A
1. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
  2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
  3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
  4. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
  5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.
- N/A
- In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.
- N/A
6. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
  7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

(SEE ATTACHED)

TOWN OF ARLINGTON  
Dimensional and Parking Information  
for Application to  
The Arlington Redevelopment Board

Docket No. \_\_\_\_\_

Property Location 434 MASS AVE.

Zoning District \_\_\_\_\_

Owner: ARA K. GECHIJIAN

Address: 434 MASS AVE

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

RESTAURANT

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

RESTAURANT

	<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size	9,131		min.
Frontage	52'		min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)			min.
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height			min.
Stories	15'		stories
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)			min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction			
Distance to Nearest Building			min.



## Appendix 2

Construction Documents are required for structures that must comply with 780 CMR 107. The checklist below is a compilation of the documents that may be required for this. The applicant shall fill out the checklist and provide the contact information of the registered professionals responsible for the documents. This appendix is to be submitted with the building permit application.

### Checklist for Construction Documents\*

No.	Item	Mark "x" where applicable		
		Submitted	Incomplete	Not Required
1	Architectural			
2	Foundation			
3	Structural			
4	Fire Suppression			
5	Fire Alarm (may require repeaters)			
6	HVAC			
7	Electrical			
8	Plumbing (include local connections)			
9	Gas (Natural, Propane, Medical or other)			
10	Surveyed Site Plan (Utilities, Wetland, etc.)			
11	Specifications			
12	Structural Peer Review			
13	Structural Tests & Inspections Program			
14	Fire Protection Narrative Report			
15	Existing Building Survey/Investigation			
16	Energy Conservation Report			
17	Architectural Access Review (521 CMR)			
18	Workers Compensation Insurance			
19	Hazardous Material Mitigation Documentation			
20	Other (Specify)			
21	Other (Specify)			
22	Other (Specify)			

\*Areas of Design or Construction for which plans are not complete at the time of application submittal must be identified herein. Work so identified must not be commenced until this application has been amended and the proposed construction document amendment has been approved by the authority having jurisdiction. Work started prior to approval may be subjected to *triple the original permit fee*.

### Registered Professional Contact Information

Name (Registrant)	Telephone No.	e-mail address	Registration Number
Street Address	City/Town	State    Zip	Discipline    Expiration Date
Name (Registrant)	Telephone No.	e-mail address	Registration Number
Street Address	City/Town	State    Zip	Discipline    Expiration Date
Name (Registrant)	Telephone No.	e-mail address	Registration Number
Street Address	City/Town	State    Zip	Discipline    Expiration Date



Vital Signs  
106 Massachusetts Ave.  
Arlington, MA 02474  
(781) 643-6327

[acarter@town.arlington.ma.us](mailto:acarter@town.arlington.ma.us)

To Whom It May Concern:

The signage is already up for TAIPEI-TOKYO, 434 Mass Ave, Arlington, Massachusetts, but will need the Arlington Historical Commission to review the application.

I have attached before-and-after photos of 434 Mass Ave signage.

Sincerely,

Charles Scacca,  
Vital Signs

## FABRICATION DESCRIPTION

ALL DISHPAN SIGNS ARE FABRICATED WITH 1"x1" TUBING (FRAME) OR TUBED FRAME. - .040 ALUMINUM BLACK METAL FACE W/ RIVETS INSTALLED TO FRAME AND FACE - WHEN FINISHED A .75" GOLD METALLIC MOLDING IS INSTALLED AROUND SIGN AS A FRAME. (SEE ATTACHED PICTURE.)

## INSTALLATION:

1"x3" - STAINLESS "L" BRACKETS SUPPORT THE SIGN, BOTH TOP & BOTTOM 6x PER SIGN AND 1.5" STAINLESS SELF DRILLING SCREWS ARE INSTALLED BOTH IN THE SIGN AND BUILDING FACADE.



# The Commonwealth of Massachusetts

## Department of Public Safety

Massachusetts State Building Code (780 CMR)

### Building Permit Application for any Building other than a One- or Two-Family Dwelling

(This Section For Official Use Only)

Building Permit Number: \_\_\_\_\_ Date Applied: \_\_\_\_\_ Building Official: \_\_\_\_\_

#### SECTION 1: LOCATION (Please indicate Block # and Lot # for locations for which a street address is not available)

434 ARLINGTON, MA. 02474  
No. and Street City /Town Zip Code Name of Building (if applicable)

#### SECTION 2: PROPOSED WORK

Edition of MA State Code used \_\_\_\_\_ If New Construction check here ☐ or check all that apply in the two rows below

Existing Building ☐ Repair ☐ Alteration ☐ Addition ☐ Demolition ☐ (Please fill out and submit Appendix 1)

Change of Use ☐ Change of Occupancy ☐ Other ☐ Specify: Sign

Are building plans and/or construction documents being supplied as part of this permit application? Yes ☐ No ☐

Is an Independent Structural Engineering Peer Review required? Yes ☐ No ☐

Brief Description of Proposed Work: 1-3'x 20' SIGN TO FACE W/ BLACK DIBOND  
FACE - RAISED 1/2" TEXT - 3'x 12' - 2x REFACE ALSO 3'x 12'  
RAISED TEXT. (Will provide drawing)

#### SECTION 3: COMPLETE THIS SECTION IF EXISTING BUILDING UNDERGOING RENOVATION, ADDITION, OR CHANGE IN USE OR OCCUPANCY

Check here if an Existing Building Investigation and Evaluation is enclosed (See 780 CMR 34) ☐

Existing Use Group(s): \_\_\_\_\_ Proposed Use Group(s): \_\_\_\_\_

#### SECTION 4: BUILDING HEIGHT AND AREA

	Existing	Proposed
No. of Floors/Stories (include basement levels) & Area Per Floor (sq. ft.)		
Total Area (sq. ft.) and Total Height (ft.)		

#### SECTION 5: USE GROUP (Check as applicable)

A: Assembly A-1 ☐ A-2 ☐ Nightclub ☐ A-3 ☐ A-4 ☐ A-5 ☐ B: Business ☐ E: Educational ☐  
F: Factory F-1 ☐ F-2 ☐ H: High Hazard H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5 ☐  
I: Institutional I-1 ☐ I-2 ☐ I-3 ☐ I-4 ☐ M: Mercantile ☐ R: Residential R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐  
S: Storage S-1 ☐ S-2 ☐ U: Utility ☐ Special Use ☐ and please describe below:

Special Use: \_\_\_\_\_

#### SECTION 6: CONSTRUCTION TYPE (Check as applicable)

IA ☐ IB ☐ IIA ☐ IIB ☐ IIIA ☐ IIIB ☐ IV ☐ VA ☐ VB ☐

#### SECTION 7: SITE INFORMATION (refer to 780 CMR 111.0 for details on each item)

<b>Water Supply:</b> Public <input type="checkbox"/> Private <input type="checkbox"/>	<b>Flood Zone Information:</b> Check if outside Flood Zone <input type="checkbox"/> or identify Zone: _____	<b>Sewage Disposal:</b> Indicate municipal <input type="checkbox"/> or on site system <input type="checkbox"/>	<b>Trench Permit:</b> A trench will not be required <input type="checkbox"/> or trench permit is enclosed <input type="checkbox"/>	<b>Debris Removal:</b> Licensed Disposal Site <input type="checkbox"/> or specify: _____
<b>Railroad right-of-way:</b> Not Applicable <input type="checkbox"/> or Consent to Build enclosed <input type="checkbox"/>	<b>Hazards to Air Navigation:</b> Is Structure within airport approach area? Yes <input type="checkbox"/> or No <input type="checkbox"/>	<a href="#">MA Historic Commission Review Process:</a> Is their review completed? Yes <input type="checkbox"/> No <input type="checkbox"/>		

#### SECTION 8: CONTENT OF CERTIFICATE OF OCCUPANCY

Edition of Code: \_\_\_\_\_ Use Group(s): \_\_\_\_\_ Type of Construction: \_\_\_\_\_ Occupant Load per Floor: \_\_\_\_\_  
Does the building contain an Sprinkler System?: \_\_\_\_\_ Special Stipulations: \_\_\_\_\_



①

SECTION 9: PROPERTY OWNER AUTHORIZATION

Name and Address of Property Owner

Ara K. Gechijian 434 MASS. AVE Arlington, MA. 02474  
Name (Print) No. and Street City/Town Zip

Property Owner Contact Information:

Landlord 781-910-0922 \_\_\_\_\_  
Title Telephone No. (business) Telephone No. (cell) e-mail address

If applicable, the property owner hereby authorizes

Andy Lian 434 mass ave Arlington, MA 02474  
Name Street Address City/Town State Zip

to act on the property owner's behalf, in all matters relative to work authorized by this building permit application.

SECTION 10: CONSTRUCTION CONTROL (Please fill out Appendix 2)

(If building is less than 35,000 cu. ft. of enclosed space and/or not under Construction Control then check here ☐ and skip Section 10.1)

10.1 Registered Professional Responsible for Construction Control

Name (Registrant)	Telephone No.	e-mail address	Registration Number
Street Address	City/Town	State Zip	Discipline Expiration Date

10.2 General Contractor

VITAL SIGNS  
Company Name  
106 MASS AVE NONE  
Name of Person Responsible for Construction License No. and Type if Applicable  
CHARLES SCALIA ARLINGTON MA. 02474  
Street Address City/Town State Zip  
781-643 6327 781-462 5208 RADENCO@juno.com  
Telephone No. (business) Telephone No. (cell) e-mail address

SECTION 11: WORKERS' COMPENSATION INSURANCE AFFIDAVIT (M.G.L. c. 152, § 25C(6))

A Workers' Compensation Insurance Affidavit from the MA Department of Industrial Accidents must be completed and submitted with this application. Failure to provide this affidavit will result in the denial of the issuance of the building permit.

Is a signed Affidavit submitted with this application? Yes ☐ No ☐

SECTION 12: CONSTRUCTION COSTS AND PERMIT FEE

Item	Estimated Costs: (Labor and Materials)	Total Construction Cost (from Item 6) = \$ _____
1. Building (SIGNS)	\$	Building Permit Fee = Total Construction Cost x _____ (Insert here appropriate municipal factor) = \$ _____.  Note: Minimum fee = \$ _____ (contact municipality)
2. Electrical	\$	
3. Plumbing	\$	
4. Mechanical (HVAC)	\$	
5. Mechanical (Other)	\$	
6. Total Cost	\$ <u>3,500.00</u>	Enclose check payable to _____ (contact municipality) and write check number here _____

SECTION 13: SIGNATURE OF BUILDING PERMIT APPLICANT

By entering my name below, I hereby attest under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

Andy Lian owner 781-267-5472 1-1-19  
Please print and sign name Title Telephone No. Date  
434 MASS. AVE. Arlington MA. 02474  
Street Address City/Town State Zip

Municipal Inspector to fill out this section upon application approval: \_\_\_\_\_  
Name Date



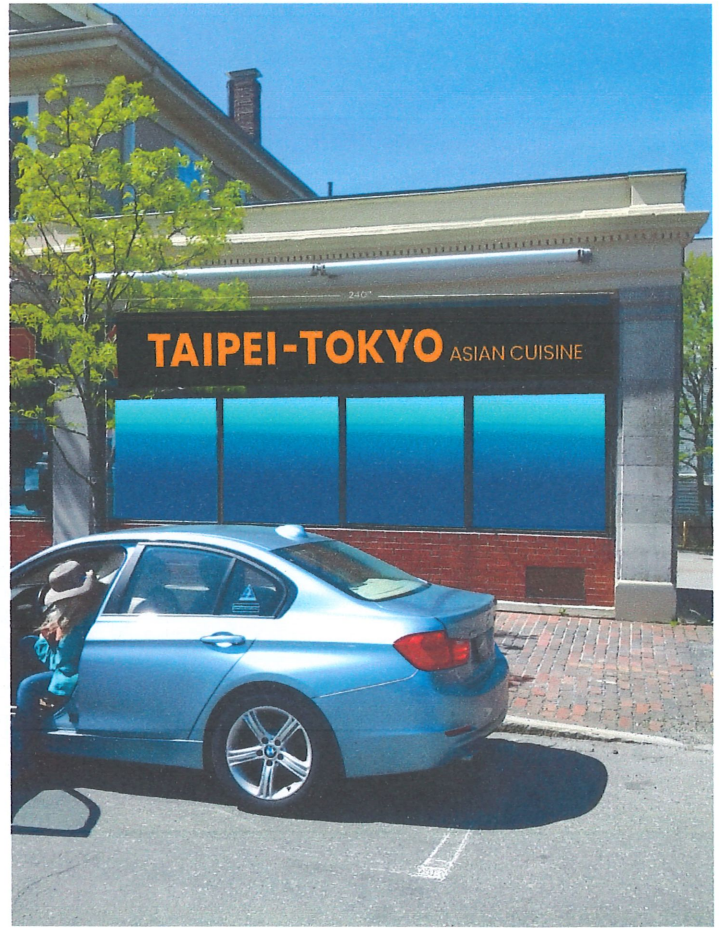
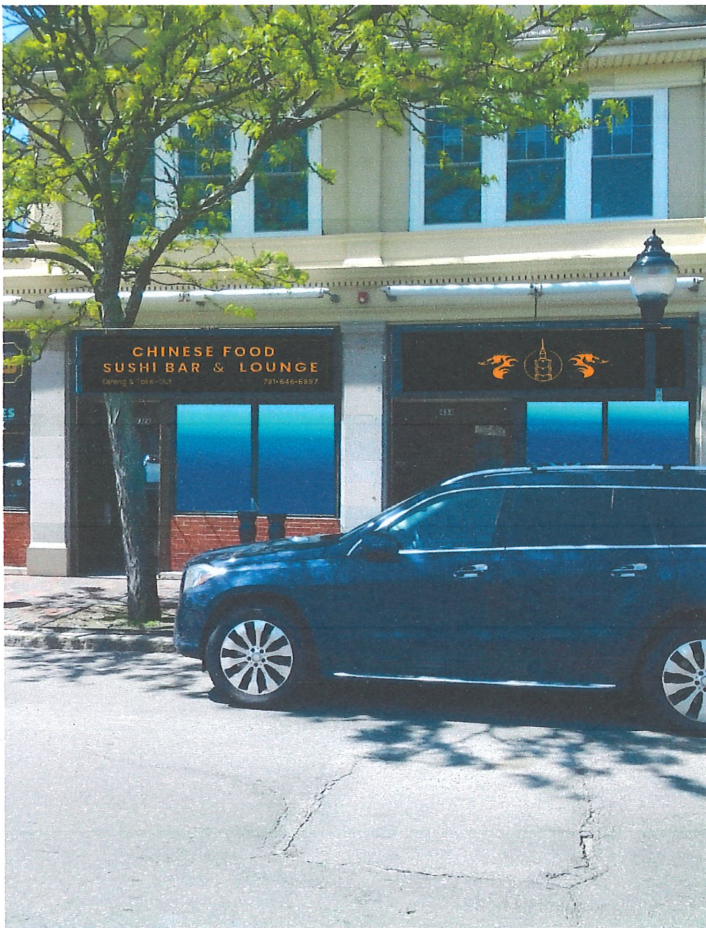
# TAI-PEI TOKYO SIGNS

Requires (2) Pictures Side by Side

## DISHPAN or BELT SIGN

1" x 1" - Aluminum Tubed Frame - .040 Aluminum Black Metal Factory Finish Face - 1" x .75" - gold Metallic Molding Frame

**Installation:** 1" x 3" Stainless Steel "L" Brackets (6) per sign - Big Sign (8) per sign - 2.5" Stainless Self-Drilling Screws.



# TAI-PEI TOKYO SIGNS

434 Massachusetts Avenue

37.5" x 146"

CHINESE FOOD ... - 1/2" Exterior Komocel - Gold Metallic Letter Fastened to Black Aluminum DishPan Sign.

**CHINESE FOOD**  
**SUSHI BAR & LOUNGE**

Dining & Take-Out

781-646-6897

37.5" x 146"

TEMPLE Logo - 1/2" Exterior Komocel - Gold Metallic Letter Fastened to Black Aluminum DishPan Sign.



37.5" x 146"

TAIPEI-TOKYO - 1/2" Exterior Komocel - Gold Metallic Letter Fastened to Black Aluminum DishPan Sign.

**TAIPEI-TOKYO** ASIAN CUISINE

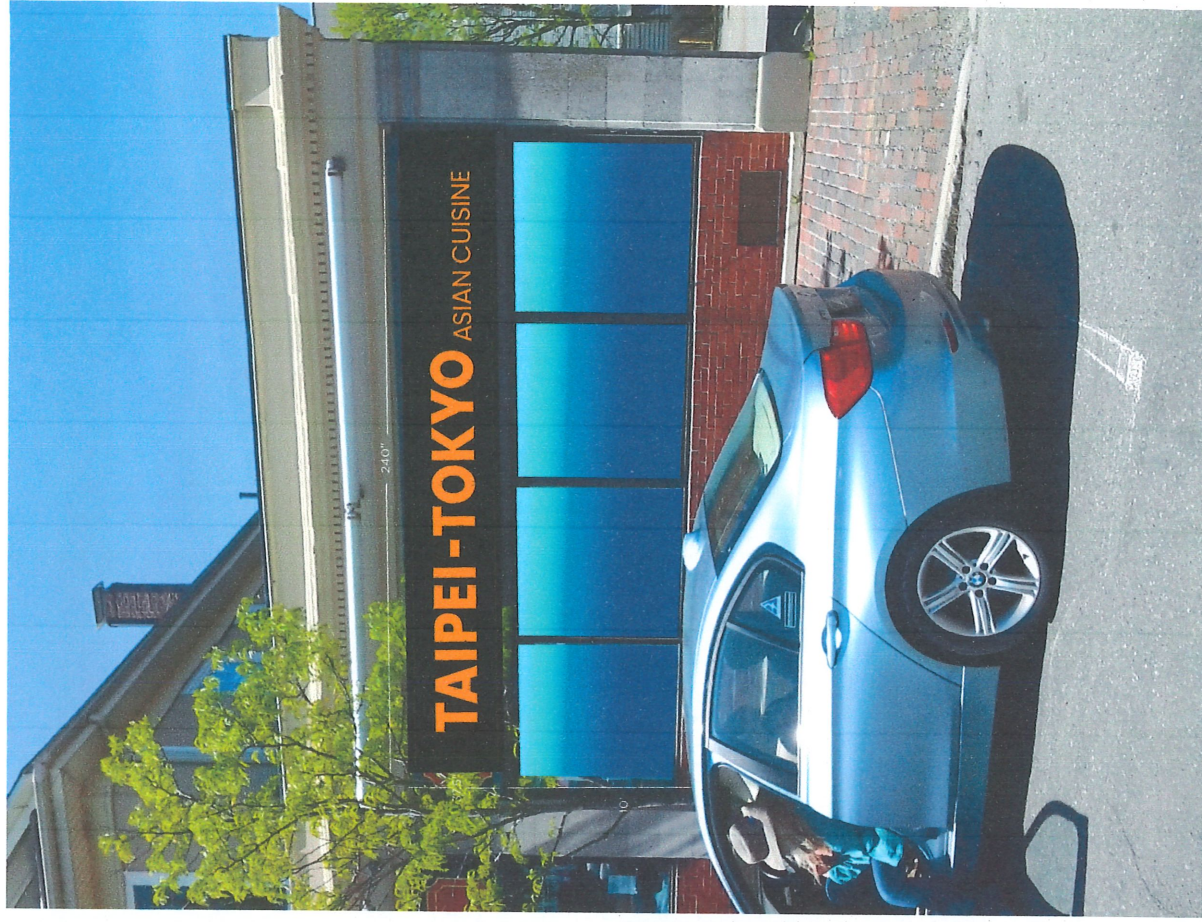


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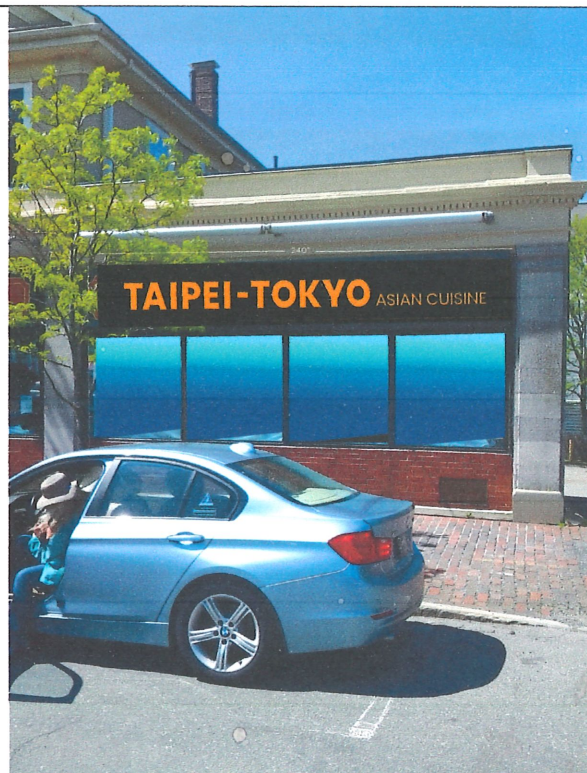
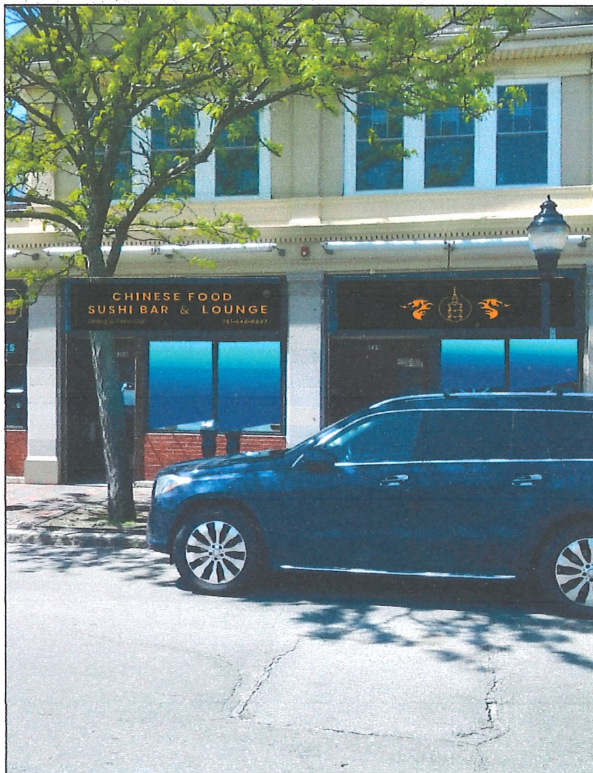
# TAI-PEI TOKYO SIGNS

434 Massachusetts Avenue

## DISHPAN or BELT SIGN (Requires (2) Pictures Side by Side)

1" x 1" - Aluminum Tubed Frame - .040 Aluminum Black Metal Factory Finish Face - 1" x .75" - gold Metallic Molding Frame

Installation: 1" x 3" Stainless Steel "L" Brackets (6) per sign - Big Sign (8) per sign - 2.5" Stainless Self-Drilling Screws.





# EXISTING SIGNS

434 Massachusetts Avenue





